

050.A

Map

0001

Block

0038.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 190,200 /

USE VALUE: 190,200 /

ASSESSed: 190,200 /

Total Card /

Total Parcel

190,200

190,200

190,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
38		RUSSELL PL, ARLINGTON	

Unit #:

Owner 1: SUAREZ VIVIAN

Owner 2:

Owner 3:

Street 1: 38 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

OWNERSHIP

Owner 1: SUAREZ VIVIAN

Owner 2:

Owner 3:

Street 1: 38 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: RUSSELL PLACE DEV -

Owner 2: -

Street 1: 394 LOWELL ST SUITE 16

Twn/City: LEXINGTON

St/Prov: MA

Cntry

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		0 Sq. Ft.	Site		0	0.	0.00	7511												G5	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	190,200			190,200
Total Card	0.000	190,200			190,200
Total Parcel	0.000	190,200			190,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		121.22	/Parcel: 121.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	190,200	0	.		190,200		Year end	12/23/2021
2021	102	FV	186,800	0	.		186,800		Year End Roll	12/10/2020
2020	102	FV	183,400	0	.		183,400	183,400	Year End Roll	12/18/2019
2019	102	FV	172,700	0	.		172,700	172,700	Year End Roll	1/3/2019
2018	102	FV	156,800	0	.		156,800	156,800	Year End Roll	12/20/2017
2017	102	FV	140,300	0	.		140,300	140,300	Year End Roll	1/3/2017
2016	102	FV	140,300	0	.		140,300	140,300	Year End	1/4/2016
2015	102	FV	134,300	0	.		134,300	134,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL PLACE D	40997-565		9/24/2003	Involv Chari	115,000	No	No		DEEDED ECL. USE PARKING 1 CAR

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2005	297	Redo Bas	16,500			G6	GR FY06	finish basement

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2017	Measured	DGM	D Mann
11/10/2005	Info Fm Prmt	BR	B Rossignol
2/5/2004	Inspected	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1: 34812

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date

Time

12/30/21

19:37:28

LAST REV

Date

Time

09/27/17

09:43:23

danam

14770

14770!

050.A

Map

0001

Block

0038.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 190,200 /

USE VALUE: 190,200 /

ASSESSed: 190,200 /

Total Card /

Total Parcel

190,200

190,200

190,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
38		RUSSELL PL, ARLINGTON	

Unit #:

Owner 1: SUAREZ VIVIAN

Owner 2:

Owner 3:

Street 1: 38 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

OWNERSHIP

Owner 1: SUAREZ VIVIAN

Owner 2:

Owner 3:

Street 1: 38 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: RUSSELL PLACE DEV -

Owner 2: -

Street 1: 394 LOWELL ST SUITE 16

Twn/City: LEXINGTON

St/Prov: MA

Cntry

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		0 Sq. Ft.	Site		0	0.	0.00	7511												G5	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	190,200			190,200
Total Card	0.000	190,200			190,200
Total Parcel	0.000	190,200			190,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		121.22	/Parcel: 121.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	190,200	0	.		190,200		Year end	12/23/2021
2021	102	FV	186,800	0	.		186,800		Year End Roll	12/10/2020
2020	102	FV	183,400	0	.		183,400	183,400	Year End Roll	12/18/2019
2019	102	FV	172,700	0	.		172,700	172,700	Year End Roll	1/3/2019
2018	102	FV	156,800	0	.		156,800	156,800	Year End Roll	12/20/2017
2017	102	FV	140,300	0	.		140,300	140,300	Year End Roll	1/3/2017
2016	102	FV	140,300	0	.		140,300	140,300	Year End	1/4/2016
2015	102	FV	134,300	0	.		134,300	134,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL PLACE D	40997-565		9/24/2003	Involv Chari	115,000	No	No		DEEDED ECL. USE PARKING 1 CAR

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2005	297	Redo Bas	16,500			G6	GR FY06	finish basement

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2017	Measured	DGM	D Mann
11/10/2005	Info Fm Prmt	BR	B Rossignol
2/5/2004	Inspected	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1: 34812

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date

Time

12/30/21

19:37:28

LAST REV

Date

Time

09/27/17

09:43:23

danam

14770

14770!

050.A

Map

0001

Block

0038.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 190,200 /

USE VALUE: 190,200 /

ASSESSed: 190,200 /

Total Card /

Total Parcel

190,200

190,200

190,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
38		RUSSELL PL, ARLINGTON	

Unit #:

Owner 1: SUAREZ VIVIAN

Owner 2:

Owner 3:

Street 1: 38 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

OWNERSHIP

Owner 1: SUAREZ VIVIAN

Owner 2:

Owner 3:

Street 1: 38 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: RUSSELL PLACE DEV -

Owner 2: -

Street 1: 394 LOWELL ST SUITE 16

Twn/City: LEXINGTON

St/Prov: MA

Cntry

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		0 Sq. Ft.	Site		0	0.	0.00	7511												G5	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	190,200			190,200
Total Card	0.000	190,200			190,200
Total Parcel	0.000	190,200			190,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		121.22	/Parcel: 121.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	190,200	0	.		190,200		Year end	12/23/2021
2021	102	FV	186,800	0	.		186,800		Year End Roll	12/10/2020
2020	102	FV	183,400	0	.		183,400	183,400	Year End Roll	12/18/2019
2019	102	FV	172,700	0	.		172,700	172,700	Year End Roll	1/3/2019
2018	102	FV	156,800	0	.		156,800	156,800	Year End Roll	12/20/2017
2017	102	FV	140,300	0	.		140,300	140,300	Year End Roll	1/3/2017
2016	102	FV	140,300	0	.		140,300	140,300	Year End	1/4/2016
2015	102	FV	134,300	0	.		134,300	134,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL PLACE D	40997-565		9/24/2003	Involv Chari	115,000	No	No		DEEDED ECL. USE PARKING 1 CAR

TAX DISTRICT

</

Type:	8 - Condo TnHs.		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	0.842000008
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s	3		BR:s	1		Baths:	1		HB	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:	10	- None	%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8 %
Functional:		%
Economic:	X - Restricted	72. %
Special:		%
Override:		%
	Total:	73.34 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.88240921
Const Adj.:	1.04469740
Adj \$ / SQ:	230.463
Other Features:	45049
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713459
Depreciation:	523251
Depreciated Total:	190208

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	3	1	
Totals				
	1	3	1	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,569	230.460	361,590
Net Sketched Area:		1,569	Total:	361,590
Size Ad	1569 Gross Area		1569 FinArea	1569

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
6					
6					
9					

IMAGE

AssessPro Patriot Properties, Inc

